

MINUTES  
MONTCALM TOWNSHIP PLANNING COMMISSION  
Zoom Meeting  
June 2, 2021, 7:00pm

PLEDGE OF ALLEGIANCE

- Chairman Richard Karnatz led the Pledge of Allegiance

CALL TO ORDER

- Chairman Richard Karnatz called the meeting to order at 7:00 p.m.

ROLL CALL

- Members present: Richard Karnatz (Chair), Erin Nerychel (Secretary), Jessica Shearer (Board Liaison), Robert Hemmes (Commission Member), Jeff Dolphin (Vice Chair, Zoning Board of Appeals Liaison)
- Members absent: none

APPROVAL OF AGENDA

- Robert Hemmes requested discussion of hunting shacks be added.
- Robert Hemmes motioned to approve the agenda. Jessica Shear seconded the motion. Motion passed unanimously.

PUBLIC HEARING FOR SPECIAL LAND USE REQUEST FOR 904 OAK DR. FOR 20 BED FORSTER CARE FACILITY

Comments from Brenda Kirtley from Meadows by the Lakes:

- Going through licensing process with the state
- Current building is limited to 20 beds

Public Comment:

- Township residents commented on security of facility, employment and staffing requirements, potential increase in traffic and siren noise, fence
- Recommendation for Meadows by the Lake to reach out to township fire department and local EMS for training opportunity

APPROVAL OF MINUTES

- Robert Hemmes made a motion to approve the minutes of the March 3, 2020 meeting. Jeff Dolphin seconded the motion. Motion passed unanimously.

#### ZONING ADMINISTRATOR COMMENTS

- Issued a building permit on the Flat River that will meet the proposed update.

#### COMMENTS FROM PLANNING COMMISSION MEMBERS

- None

#### NEW BUSINESS

- Special Land Use Request for 904 Oak Dr Foster Care
  - 20 bed, licensed facility
  - Would need to submit a new special land use request if the facility expands above 20 beds.
  - Will use existing building that was the old elementary.
- Robert Hemmes motioned to grant a special land use request to Meadows by the Lake for 904 Oak Dr, parcel number 59-014-010-067-01 for 20 bed adult foster care facility. Jeff Dolphin seconded the motion. Roll call vote:
  - Jessica – yes
  - Bob – yes
  - Dick – yes
  - Jeff - yes

Motion passed unanimously

#### OLD BUSINESS:

Review of natural river act proposed zoning changes

- Received draft ordinance from township attorney
- Proposed updates sent to the state for review

#### Hunting Cabin

- Discussed smaller square footage for dwellings, utility requirements, if this would be different from a tiny home.

## PUBLIC COMMENTS

- Pamela Hemmes – discussed setback for wind turbines for participating and non-participating
- Cindy Ellis – discussed medical research regarding wind turbines from covmed.gov
- Rachell Lentz – provided proposed ordinance for commercial wind turbines, commented on how township it can protect itself from complaints, decommissioning. Asked if there is timeline for a draft ordinance. Commented on referendum process.
- Diane Fountain – commented on township board members in attendance. Commented against wind turbines
- Oliva Blumstrum – commented on property lines for setback, sound in measurement of Lmax and not averaged for wind turbines. Commented on limit for number of turbines.
- Bill KilIntorth – From Apex commented that representatives are available for any questions regarding wind turbines.
- Paul, township resident – commented on wind turbines
- Steve, township resident – commented on wind turbines
- Township resident - Commented on sound levels of wind turbines
- Jason Spoulstra Township resident – commented against wind turbines
- Karen Baired – commented about geology study and commented on the township board moratorium and sending out a survey for wind turbines
- Dale Christiansen – commented on junk/blight cars
- Jim Scolfield – commented against wind turbines
- Township resident – commented on property line setbacks and look at a broad amount of research
- George Anderson – commented against wind turbines
- Rosie – commented health concerns with wind turbines. Commented against wind turbines.
- Ken Lieman – commented on against wind turbines, referenced mead township ordinance
- Dick Karnatz – commented on letter from Dick and Jemery Palmer

ADJOURNMENT

- Jeff Dolphin motioned to adjourn the meeting. Jessica Shear seconded the motion. Motion passed unanimously.

ADJOURNMENT

Respectfully submitted,  
Erin Nerychel, Planning Commission Secretary